

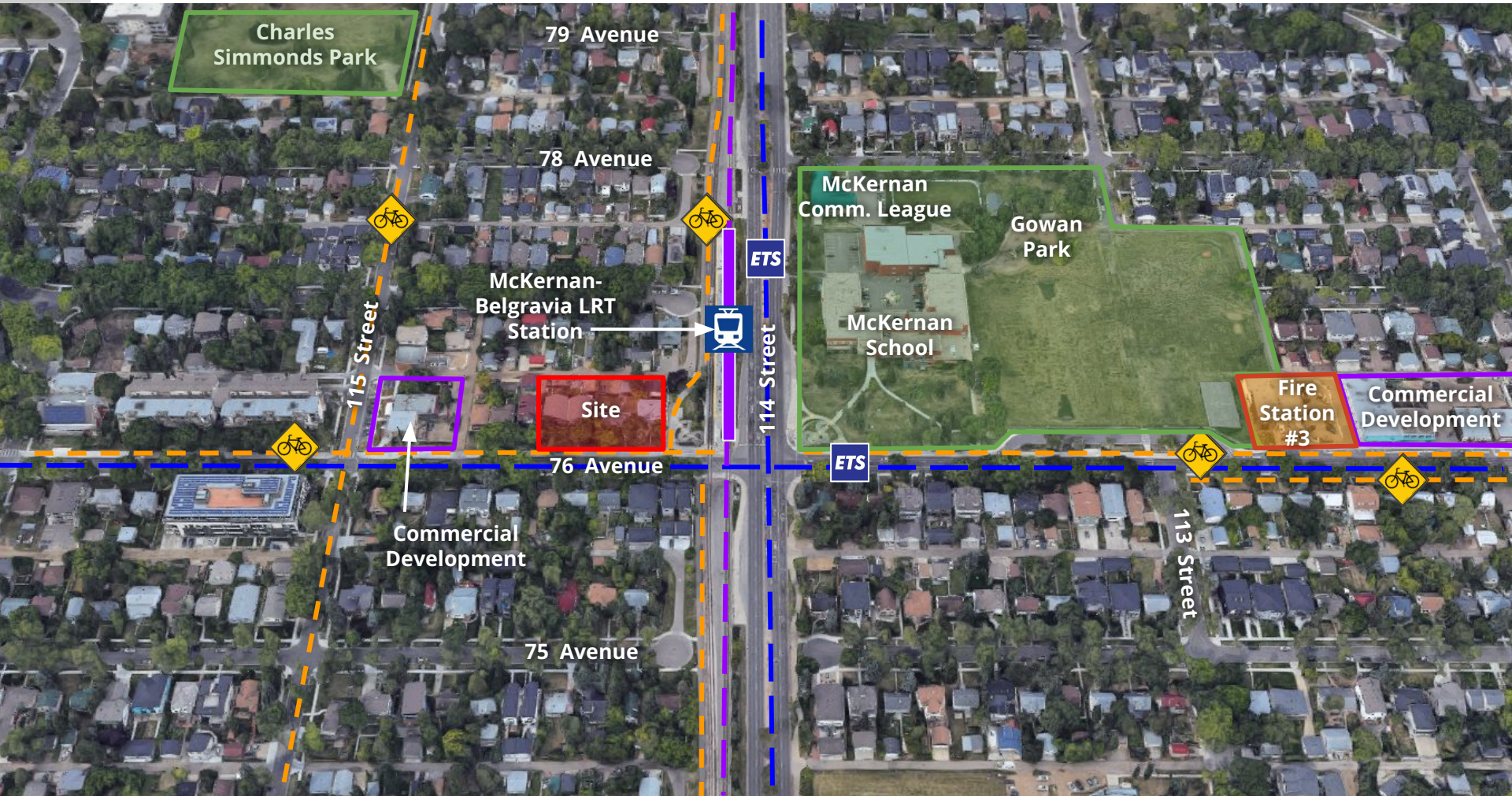


ITEMS 3.20 & 3.21
BYLAW 20439 & CHARTER BYLAW 20440
NEIGHBOURHOOD

DEVELOPMENT
SERVICES
April 24, 2023



SITE CONTEXT



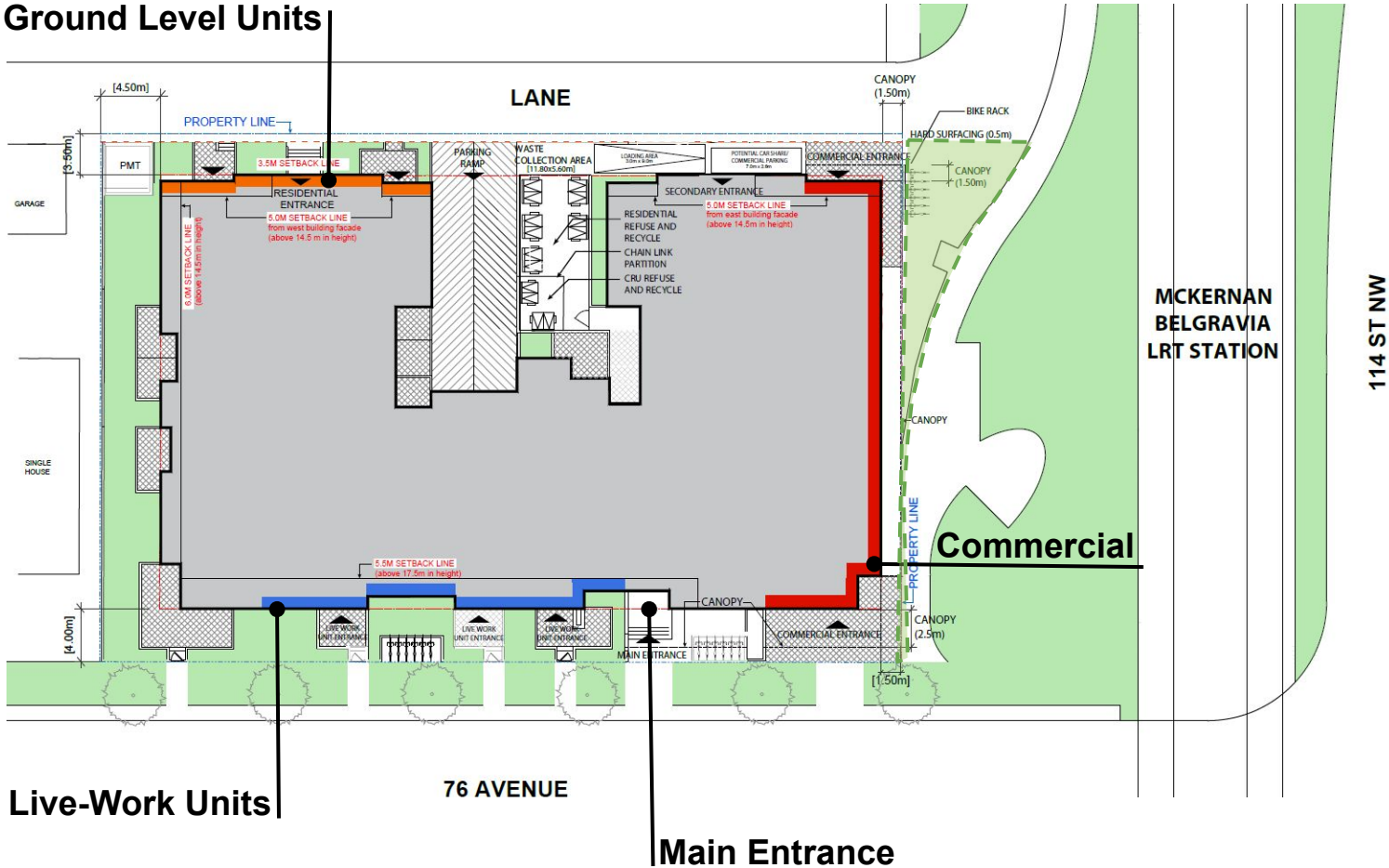
3

SITE VIEW



PROPOSED ZONING

Ground Level Units



Live-Work Units

76 AVENUE

Main Entrance



ARTIST RENDERING - VIEW FROM SOUTHEAST

Community Contributions and Policy C599

Community:

- Improvements to McKernan's Charles Simmonds Park

Transit/Mobility:

- Lane upgrades
- On site car share parking
- Shared use path improvements
 - new pathways
 - additional bicycle parking
 - new retaining wall, landscaping
- Bicycle repair facility

6 COMMUNITY INSIGHTS

Comments

In opposition:

- Building size
- Traffic/Parking
- Deviation from the ARP
- Impact to existing on site trees

In support:

- Increased vibrancy
- Community commercial amenities
- Ideal location for increased density
- Contributes towards sustainable TOD development



MAILED NOTICE #1
August 18, 2021



SITE SIGNAGE
May 11, 2021



CITY WEBPAGE
May 15, 2021



PRE-APPLICATION
January 26, 2022



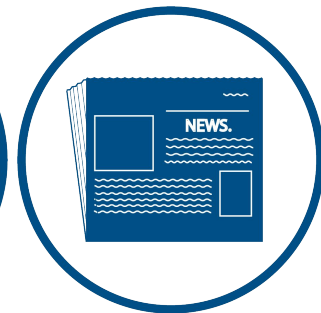
MAILED NOTICE #2
July 5, 2022



ONLINE
ENGAGEMENT
Dec 12, 2022 -
January 15-2022

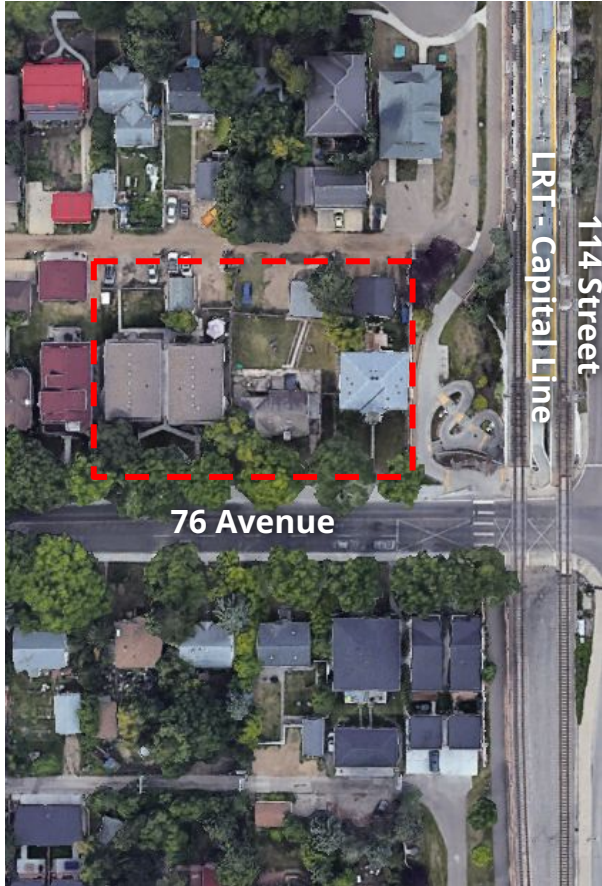


PUBLIC HEARING
NOTICE
March 30, 2023

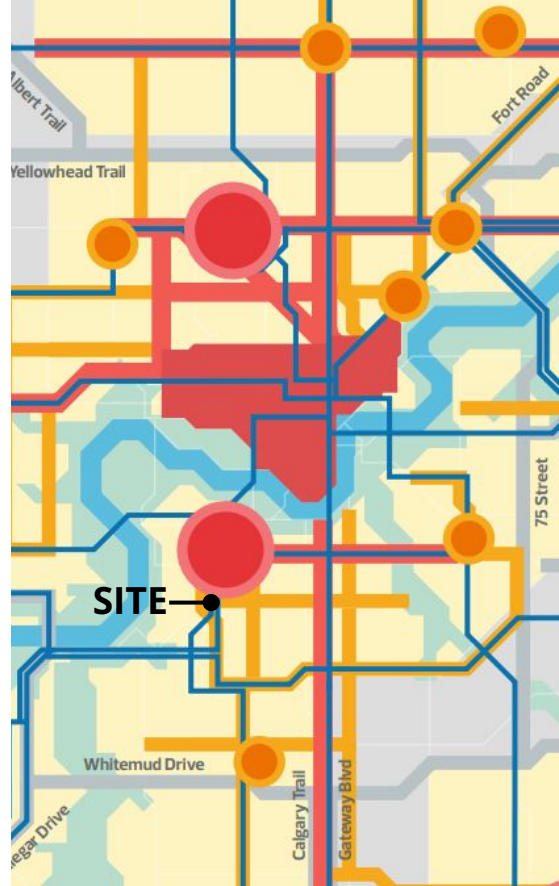


JOURNAL AD
April 6 & 15, 2023

7 POLICY REVIEW - The City Plan



SITE VIEW



THE CITY PLAN

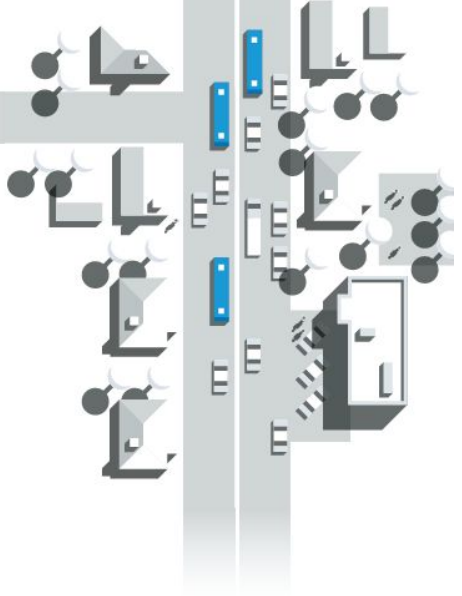
Secondary Corridors



Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)

*gross developable area
Potential size/ scale: 1 block on either side of the street, at least 5 blocks

Typical massing/ form: low-rise and mid-rise



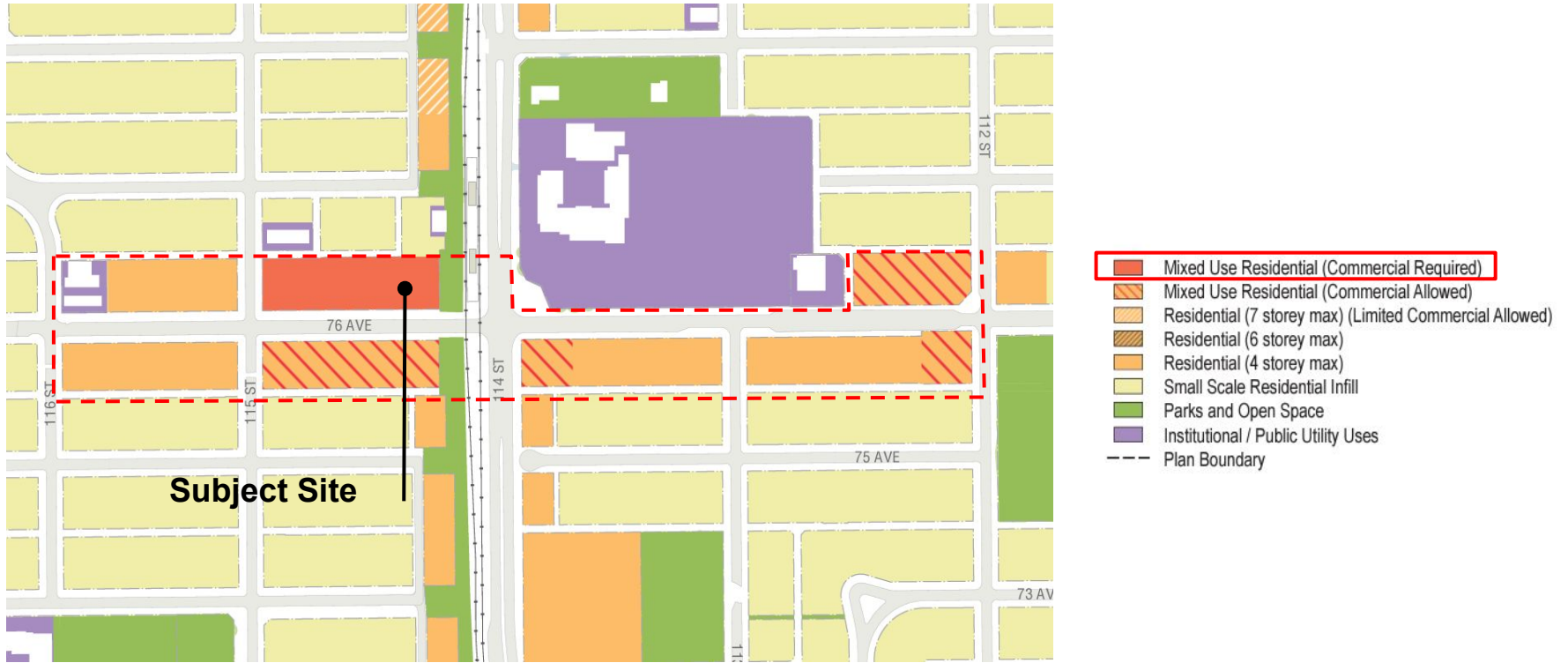


FIGURE 15 - DEVELOPMENT CONCEPT



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

